

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 x2663 • FAX: (352) 568-6657
SunCom: 665-6622 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



Development Review Committee Meeting **March 22, 2004**

Members Present: Richard Helms-Development Coordinator/Vice-Chairperson, Marie Keenum-911 Coordinator, Jennifer Kitchens-Deputy Clerk, Skip Lukert-Building Official, Charles Cilenti-Planner, Keith Hunter-Environmental Health Director, Mike Tucker-Fire Services, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, David Springstead-Springstead Engineering, and Marge Thies-Acting Secretary.

The meeting convened at 2:00 P.M.

Mr. Cilenti moved to approve the minutes of the March 15, 2004 meeting. Mr. Hunter seconded the motion and the motion carried.

Old Business:

None

New Business:

Our Father's Haven Bed and Breakfast - Major Development - Engineering Review

Mr. Bennie Bedenbaugh and Mr. Ken Barrett, H & B Consulting Engineers, were present and requesting engineering approval for the construction of a residence and bed and breakfast. It was noted the plans that were submitted were labeled preliminary plans and should be labeled engineering plans. Mr. Barrett stated a letter of clearance had been received from the Florida Division of Historical Resources and a copy would be sent to staff for the file.

Mr. Ginn moved for engineering approval subject to the receipt of three sets of revised engineering plans and a copy of the Southwest Florida Water Management District permit. Mrs. Keenum seconded the motion and the motion carried.

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Richard Helms
Development Review Coordinator
(352) 793-0270

Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
6255 CR 249
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
5885 CR 472
Oxford, FL 34484

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Leiva Commercial Development - Medium Development- Conceptual Plan Review

Mr. Leiva was present and requesting conceptual plan approval on a medium development. Mr. Hunter stated his department was working with Mr. Leiva on the location of the well and septic system. Mr. Ginn reviewed his list of comments regarding the project. Mr. Helms reviewed his list of comments regarding the project. Copies of both comment letters have been sent to Mr. Leiva's engineer of record.

Mr. Ginn moved to table the request until revised plans are submitted. Mr. Parrett seconded the motion and the motion carried.

Mr. Leiva was informed the next DRC meeting was April 5, 2004.

Mr. Ginn excused himself after Mr. Leiva's application was heard.

VOS: Mallory Square Golf Maintenance Facility - Major Development - Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to construct buildings for cart storage, maintenance, supplies, and employees. All comments from staff and the county engineer regarding this project have been addressed.

Mr. Springstead moved for engineering approval subject to revised plans and copies of all regulatory agency permits being received. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 105 East - Major Development - Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval on a 114-lot subdivision. Access to the development was discussed.

Mr. Springstead moved for engineering approval. Mrs. Kitchens seconded the motion and the motion carried.

Mr. Hunter left the meeting during the above discussion and returned after the vote.

VOS: Unit 105 West - Major Development - Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval on a 132-lot subdivision. Access to the development was discussed. "No Outlet" signs will be posted at the entrance of this development off of Buena Vista Boulevard.

Mrs. Keenum moved for engineering approval subject to revised plans being submitted and copies of all regulatory agency permits being received. Mr. Hunter seconded the motion and the motion carried.

VOS: Unit 110 - Major Development - Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval on a 133-lot subdivision. Mr. Helms reviewed his comments with Mrs. Webb-Paris. Staff would like the wall that separates the development from the recreational trail shown on the plans.

Mr. Hunter moved for preliminary plan approval subject to revised plans addressing staff comments being submitted and copies of all regulatory agency permits being received. Mr. Parrett seconded the motion and the motion carried.

VOS: Elizabeth Villas – Major Development – Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval on a 75-lot subdivision. Staff comments included delineating the existing and proposed wall.

Mrs. Keenum moved for preliminary plan approval subject to revised plans being submitted addressing staff's comments. Mr. Springstead seconded the motion and the motion carried.

VOS: Eagle Ridge Villas – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on an 82-lot subdivision. Staff comments were e-mailed previously to Farner Barley and Associates and were discussed by the Committee.

Mr. Hunter moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Cilenti seconded the motion and the motion carried.

VOS: Unit 99 – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 293-lot subdivision. Staff comments had been e-mailed previously to Farner Barley and Associates and were discussed by the Committee.

Mr. Cilenti moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Hunter seconded the motion and the motion carried.

VOS: Mount Vernon Villas – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 67-lot subdivision. Staff comments had been e-mailed previously to Farner Barley and Associates and were discussed by the Committee.

Mr. Springstead moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Parrett seconded the motion and the motion carried.

VOS: The Villages Public Safety Department, Station # 4 – Major Development – Preliminary and Engineering Review

Mr. Jeff Head, Farner Barley and Associates, was present and requesting preliminary and engineering approval to construct a fire station and office. A fire hydrant was requested to be placed on the north side of the project. A stop bar was requested to be placed at the one-way outlet.

Mr. Hunter moved for preliminary and engineering plan approval subject to staff comments being addressed on revised plans and all regulatory agency permits being submitted. Ms. Keenum seconded the motion and the motion carried.

VOS: Bonita Boulevard – Major Development – Preliminary and Engineering Review

Mr. Bob Palmer, Farner Barley and Associates, was present and requesting preliminary and engineering approval to construct 1.19 miles of major local roadway. The intersection of Bonita Blvd. and Canal Street was discussed. Bonita Blvd. will be the thru street. The posted speed limit will be 25 MPH. Cars and golf carts will merge into the flow of traffic with merge signs being placed on Bonita Blvd. and Canal Street.

Mr. Cilenti moved for preliminary and engineering approval subject to staff's comments being addressed on the revised plans. Mr. Springstead seconded the motion and the motion carried.

Mr. Tucker left during the above discussion and did not vote.

Mr. Hunter moved to adjourn.

Mr. Helms adjourned the meeting at 3:35 P.M.